



## ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY

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*October 12, 2009  
Agenda Item 5.3*

### **Memorandum**

**DATE:** September 28, 2009

**TO:** Administration and Legislation Committee

**FROM:** Stephen Haas, Project Manager

**SUBJECT:** Route 84/ Ardenwood Boulevard Park and Ride Lot Project (Regional Measure 2 Project 29.5) Quarterly Construction Status Report

#### **Action Requested**

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. It is recommended that the Committee review and approve the attached Quarterly Construction Status Report for activities through September 30, 2009.

#### **Discussion**

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. Attached is the Quarterly Construction Status Report for activities through September 30, 2009.

Attachment

**Ardenwood Park & Ride Lot Expansion Project**  
**Quarterly Construction Status Report**  
**For**  
**July 1st, 2009 through September 30th, 2009**

**PROJECT DESCRIPTION**

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

**SUMMARY STATUS**

The project was advertised on June 3, 2008, bids were opened on July 7, 2008. A total of seven bids were received and the lowest responsive bid was received from O. C. Jones, Inc. (OCJ) at \$1,620,446.35. The CMA board authorized award of the contract to OCJ on July 31, 2008. The notice to proceed was issued on September 4, 2008 with September 18, 2008, as first day of construction.

The City of Fremont (COF) issued a demo permit on October 1<sup>st</sup>, 2008 and a plumbing permit on October 30, 2008 which allowed the Contractor to clear the site and perform rough grading. This work was completed on November 18, 2008. Construction work was suspended on November 19, 2008 pending a final COF Building Permit, which was issued on January 14, 2009.

Construction resumed on January 19, 2009. Excepting four working days, the project was suspended from January 22 to March 11, 2009 due to inclement weather. Work on critical path items was also suspended from June 1, 2009 to July 20, 2009 while several changes to the striping and curb & gutter were made to improve bus access to the facility.

The Contractor has completed construction of the new lot and rehabilitation of the old lot and on August 17, 2009 all spaces were opened for public use.

The project scope has been expanded to include a restroom for AC Transit drivers, to place "NextBus" signs in the bus stop shelters, upgrade the pavement at the bus exit and to provide security improvements. A Changeable Message Sign (CMS) on westbound Route 84 was considered, but was removed from the project scope when it was determined that the lot was operating at capacity. These items of work have been or will be implemented via CCO.

**CONTRACT AND CONSTRUCTION STATUS**

**Ardenwood Park 7 Ride Lot Expansion Project (Contractor: O.C. Jones & Sons) (CMA Project 403.0; Regional Measure 2 Project No. 29.5)**

- **Contract Status:** The contract was awarded in the amount of \$1,620,446.35 on July 31, 2008. The contract work was completed on August 17, 2009.

- **Construction Status:** Contractor has completed all the contract work for both Stage I & II. Only punch list items remain. Currently, Contractor is finishing the change order work related to the rest room. Pavement upgrades and security fence work should be completed in October.

## Financial Status

This section of the report includes a review of the project construction budget as well as a review and overall status of Contract Change Orders (CCOs).

### Budget and Expenditure Summary

Contract Change Order work has been authorized by the CMA to cover permit fees, PG&E fees and to make staff approved field changes as identified by the Contractor or resulting from COF permit review. These items were either specifically identified to be owner reimbursed or not shown as Contractor's responsibility.

The CMA board authorized an additional \$110,000 in contingencies for changes to the contract plans resulting from the City of Fremont's review comments, \$110,000 for construction of the AC Transit Restroom and other items at the May 28, 2009 Board Meeting. An additional \$250,000 in contingencies was approved at the September 24, 2009 Board Meeting to upgrade the pavement at the bus exit, make security improvements including a new fence and to replenish the contingency for improvements made to improve bus circulation.

The status of the projects change orders is summarized in the following table:

### ***Project No. 403.0 - Ardenwood Park & Ride Project***

Construction Bid Price (O. C. Jones, Inc.): \$ 1,620,446.35  
 Contingency and Budget Adjustment: \$ 635,000.00  
 Total Construction Cost: \$ 2,255,446.35

Status of Contract Change Orders (CCO) and Supplemental Work*						
CCO No.	DESCRIPTION	Payment Method	Time	Amount	Paid to date	Budget Remaining
	CCO Budget and Budget Adjustment					\$ 635,000.00
1	PG&E and CT Permit fees paid by OCJ	LS	0	\$ 9,451.01	\$9,451.01	\$ 625,548.99
2	Air Conditioning Unit for Guard Booth	LS	0	\$ 1,402.38	\$1,402.38	\$ 624,146.61
3	Opening Ceremony Expenses	LS	0	\$ 1,087.30	\$1,087.30	\$ 623,059.31
4	Batting Cage CIDH Foundation Removal	LS	0	\$ 3,669.65	\$3,669.65	\$ 619,389.66
5	City Encroachment Permit Fee	LS	0	\$ 1,266.41	\$1,266.41	\$ 618,123.25
6	Additional Retaining Wall Posts and Hardware (C)	LS	0	\$ 22,910.95	\$22,910.95	\$ 595,212.30
7	Underdrain Sump Pump (C)	LS	0	\$ 23,137.58	\$23,137.58	\$ 572,074.72
8	Bio-Swale High Permeability Soil (C)	LS	0	\$ 23,613.91	\$23,613.91	\$ 548,460.81
9	Bio-Swale Underdrain System (C)	LS	0	\$ 24,506.30	\$24,506.30	\$ 523,954.51
10	Subgrade Elevation Changes	LS	0	\$ 8,023.86	\$8,023.86	\$ 515,930.65
11	Resolution of Add'l Misc. Fremont Comments (C)	LS	0	\$ 14,859.60	\$14,859.60	\$ 501,071.05
12	10" Storm Drain & Conc. Cap (C)	LS	0	\$ 6,617.84	\$6,617.84	\$ 494,453.21
13	Adj AB Grades at Conform	LS	0	\$ 2,923.31	\$2,923.31	\$ 491,529.90
14	Bus Conc. & Related Modifications	LS	0	\$ 33,096.39	\$33,096.39	\$ 458,433.51

15	Ardenwood Intersection Modifications	LS	0	\$ 14,113.00	\$14,113.00	\$ 444,320.51
16	New Lot Opening, CMS, Temp. Power, Etc	LS	0	\$ 13,941.19	0	\$ 430,379.32
17	Security Screen for AC Unit at Guard Booth	LS	0	\$ 2,000.69	0	\$ 428,378.63
18	Storm Drain Screens at Headwalls (C)	LS	0	\$ 2,239.60	0	\$ 426,139.03
19	ADA Stall Restriping, Thermo Rem, Veg. Rem	LS	0	\$ 12,827.54	0	\$ 413,311.49
20	Irrig. Relocation, Handwatering, & Add. Soil Amnd.	LS	0	\$ 5,247.79	0	\$ 408,063.70
21	Revise Pavement Section	LS	0	\$ 57,522.00	0	\$ 350,541.70
22	Restroom Building Install, incl. Util. and Landscp.	LS	0	\$130,006.84	0	\$ 220,534.86
23	Sump Pump (C)	LS	0	\$ 16,825.45	0	\$ 203,709.41
25*	Upgrade Pavement at Bus Exit	LS	0	\$112,219.00	0	\$ 91,490.41
26*	Additional Utility and CCTV Work	LS	0	\$ 34,000.00	0	\$ 57,490.41
27*	Fremont Building Permit	LS	0	\$ 3,500.00	0	\$ 53,990.41
28*	Security Fence	LS	0	\$ 40,000.00	0	\$ 13,990.41

**(C) – Change Resulting from City of Fremont Review Comments**

**\*Estimated amount, CCO number may change.**

**Schedule Status**

The contract contains 120 working days. Current estimate of the delay to the project schedule due to the City of Fremont building permit is 37 working days. In addition, the project has been delayed due to weather for 30 working days. Striping and curb revisions to improve bus access resulted in an additional delay of 29 working days. All contract work was completed by August 17, 2009. Additional time due to the Contract Change Orders has been deferred until the completion of work. All work is expected to be completed by October 30, 2009.

**Outstanding Issues/Disputes/Claims**

A notice of potential claim has been filed by the contractor for delays relating to acquisition of the City of Fremont building permit. A tentative resolution between the CMA and the Contractor has been reached and it is expected that the dispute will be resolved shortly with the issuance of a future CCO.